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Duty to Record
Within 30 days after the date, any real property subject to the provisions of the Responsible Property Transfer Act of 1988 is transferred, this completed document must be filed in the office of the recorder of the county in which such property is located and filed with the Illinois Environmental Protection Agency.

For Use By County
Recorder's Office
County:
Date:
Doc. No.:
Vol.:
Page:
Rec'd. By:

\$ 24.00

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

Seller: TC Services, a California corporation
Buyer: FRENCH TERNISALS, INC.
Document No.:

Property Identification:

A. Address of property 1711 Lawndale Lyons Lyons
Street City or Village Township

Permanent Real Estate Index No. 18-11-201-019; 021

B. Legal Description:
Section 11 Township 38 N Range 12 East

Enter current legal description in this area:

See Pages 1a-1c attached

Prepared by: Name Joseph Messer, Esq.
Company Rudnick & Wolfe
Address 203 N. LaSalle Str. Suite 1800
City Chicago State IL Zip 60601

Return to: ... David J. Pezza, Esq.
... Rudnick & Wolfe
... 203 N. LaSalle Str. Suite 1800
... Chicago, Illinois 60601

The following information is provided pursuant to the Responsible Property Transfer Act of 1988

RUDNICK & WOLFE

Box 416

Property of Cook County Clerk's Office 90512166

1530 OCT 9 AM 11:02

COOK COUNTY, ILLINOIS

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I. Liability Disclosure

Transferees and transferees of real property are advised that their ownership or other control of such property may render them liable for any environmental cleanup costs whether or not they caused or contributed to the presence of environmental problems associated with the property.

- A. **Property Characteristics:**
Lot Size.....Acreage...8.6..... (See enclosed plot plan)
Check all types of improvement and uses that pertain to the property:
..... Apartment building (6 units or less)
..... Commercial apartment (over 6 units)
..... Store, office, commercial building
..... Industrial building
..... Farm, with buildings
..X. Other (specify) Motor Freight Terminal, with offices & garage

II. Nature of Transfer

- A. (1) Is this a transfer by deed or other instrument of conveyance?
Yes.X.. No.....
- (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?
Yes..... No.X..
- (3) A lease exceeding a term of 40 years?
Yes..... No.X..
- (4) A mortgage or collateral assignment of beneficial interest?
Yes..... No.X..

B. (1) **Identify Transferor:**
..TC.Services..a California corporation.....

Name and Current Address of Transferor:

..450.Roxbury.Drive..Suite.400..Beverly.Hills..CA..90210.....

Name and Address of Trustee if this is a transfer of beneficial interest of a land trust:

.....Not.Applicable.....

Trust No.:

.....Not.Applicable.....

- (2) **Identify person who has completed this form on behalf of the transferor and who has knowledge of the information contained in this form:**

..Benjamin.Throop..TC.Services..450.Roxbury.Drive..Suite.400..

Name, Position (if any) and Address	Telephone No.
Beverly Hills, California 90210	(213)274-6153

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C. Identify Transferee: 9 7 3 1 2 1 6 6
..... FRENCH TERMINALS, INC.

Name and Current Address of Transferee:
..... 1958 MONROE DRIVE, N.E. ATLANTA GA. 30331

III. Notification

Under the Illinois Environmental Protection Act, owners of real property may be held liable for costs related to the release of hazardous substances.

1. Section 22.2(f) of the Act states:

"Notwithstanding any other provision of law, and subject only to the defenses set forth in subsection (j) of this Section, the following persons shall be liable for all costs of removal or remedial action incurred by the State of Illinois as a result of a release or substantial threat of a release of a hazardous substance:

(1) The owner and operator of a facility or vessel from which there is a release or substantial threat of release of a hazardous substance;

(2) Any person who at the time of disposal, transport, storage or treatment of a hazardous substance owned or operated the facility or vessel used for such disposal, transport, treatment or storage from which there was a release or substantial threat of a release of any such hazardous substance;

(3) Any person who by contract, agreement, or otherwise has arranged with another party or entity for transport, storage, disposal or treatment of hazardous substances owned, controlled or possessed by such person at a facility from which there is a release or substantial threat of a release of such hazardous substances; and

(4) Any person who accepts or accepted any hazardous substances for transport to disposal, storage or treatment facilities or sites from which there is a release or a substantial threat of a release of a hazardous substance."

2. Section 4(q) of the Act states:

"The Agency shall have the authority to provide notice to any person who may be liable pursuant to Section 22.2(f) of this Act for a release or a substantial threat of a release of a hazardous substance. Such notice shall include the identified response action and an opportunity for such person to perform the response action."

3. Section 22.2(k) of the Act states:

"If any person who is liable for a release or substantial threat of release of a hazardous substance fails without sufficient cause to provide removal or remedial action upon or in accordance with a notice and request by the agency or upon or in accordance with any order of the Board or any court, such person may be liable to the State for punitive damages in an amount at least equal to, and not more than 3 times, the amount of any costs incurred by the State of Illinois as result of such failure to take such removal or remedial action. The punitive damage imposed by the Board shall be in addition to any costs recovered from

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such person pursuant to this Section and in addition to any other penalty or relief provided by this Act or any other law."

4. Section 22.18(a) of the Act states:

"Notwithstanding any other provision or rule or law, except as provided otherwise in subsection (b), the owner or operator, or both, of an underground storage tank shall be liable for all costs of preventive action, corrective action and enforcement action incurred by the State of Illinois as a result of a release or a substantial threat of release of petroleum from an underground storage tank."

5. The text of the statutes set out above is subject to change by amendment. Persons using this form may update it to reflect changes in the text of the statutes cited, but no disclosure statement shall be invalid merely because it sets forth an obsolete or superseded version of such text.

IV. Environmental Information

A. Regulatory Information During Current Ownership

1. Has the transferor ever conducted operations on the property which involved the generation, manufacture, processing, transportation, treatment, storage or handling of "hazardous substances" as defined by the Illinois Environmental Protection Act? This question shall not be applicable for consumer goods stored or handled by a retailer in the same form, approximate amount, concentration and manner as they are sold to consumers, provided that such retailer does not engage in any commercial mixing (other than paint mixing or tinting of consumer sized containers), finishing, refinishing, servicing, or cleaning operations on the property.

Yes..X. No.....

2. Has the transferor ever conducted operations on the property which involved the processing, storage or handling of petroleum, other than that which was associated directly with the transferor's vehicle usage?

Yes..... No..X.

3. Has the transferor ever conducted operations on the property which involved the generation, transportation, storage, treatment or disposal of "hazardous or special wastes," as defined by the federal Resource Conservation and Recovery Act and the Illinois Environmental Protection Act?

Yes..X. No.....

4. Are there any of the following specific units (operating or closed) at the property which are or were used by the transferor to manage waste, hazardous wastes, hazardous substances or petroleum?

Landfill	Yes.....	No..X.
Surface Impoundment	Yes.....	No..X.
Land Treatment	Yes.....	No..X.
Waste Pile	Yes.....	No..X.
Incinerator	Yes.....	No..X.

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Storage Tank (Above Ground)	Yes..X.	No.....
Storage Tank (Underground)	Yes...X	No.....
Container Storage Area	Yes...X	No.....
Injection Wells	Yes.....	No..X..
Wastewater Treatment Units	Yes.....	No..X..
Septic Tanks	Yes.....	No..X..
Transfer Stations	Yes.....	No..X..
Waste Recycling Operations	Yes.....	No..X..
Waste Treatment Detoxification	Yes.....	No..X..
Other Land Disposal Area	Yes.....	No..X..

If there are "YES" answers to any of the above items and the transfer is other than a mortgage or collateral assignment of beneficial interest, attach a site plan which identifies the location of each unit, such site plan to be filed with the Environmental Protection Agency along with this disclosure document.

(See enclosed Plot Plan)

5. Has the transferor ever held any of the following in regard to this real property?

- a. Permits for discharges of wastewater to waters of the State
Yes..... No..X.
- b. Permits for emissions to the atmosphere.
Yes..... No..X.
- c. Permits for any waste storage, waste treatment or waste disposal operations.
Yes..... No..X.

6. Has the transferor had any wastewater discharges (other than sewage) to a publicly owned treatment works?
Yes..... No..X.

7. Has the transferor taken any of the following actions relative to this property?

- a. Prepared a Chemical Safety Contingency Plan pursuant to the Illinois Chemical Safety Act.
Yes..... No..X.
- b. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.
Yes..... No..X.
- c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.
Yes..... No..X.

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8. Has the transferor or any facility on the property or the property been the subject of any of the following State or federal governmental actions:

- a. Written notification regarding known, suspected or alleged contamination on or emanating from the property.
Yes..... No..X..
- b. Filing an environmental enforcement case with a court or the Pollution Control Board for which a final order or consent decree was entered.
Yes..... No..X.
- c. If item b was answered by checking Yes, then indicate whether or not the final order or decree is still in effect for this property.
Yes..... No..... N/A

9. Environmental Releases During Transferor's Ownership

- a. Has any situation occurred at this site which resulted in a reportable "release" of any hazardous substances or petroleum as required under State or federal laws?
Yes..... No..X
- b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site?
Yes..X No.....
- c. If the answers to questions (a) and (b) are Yes, have any of the following actions or events been associated with a release on the property?
 - .X. Use of a cleanup contractor to remove or treat materials including soils, pavement or other surficial materials
 - Assignment of in-house maintenance staff to remove or treat materials including soils, pavement or other surficial materials
 - Designation, by the IEPA or the IESDA, of the release as "significant" under the Illinois Chemical Safety Act
 - .X.. Sampling and analysis of soils
 - Temporary or more long-term monitoring of ground-water at or near the site
 - Impaired usage of an on-site or nearby water well because of offensive characteristics of the water
 - Coping with fumes from subsurface storm drains or inside basements, etc.

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..... Signs of substances leaching out of the ground along the base of slopes or at other low points on or immediately adjacent to the site

10. Is the facility currently operating under a variance granted by the Illinois Pollution Control Board?
Yes..... No..X.

11. Is there any explanation needed for clarification of any of the above answers or responses?

..An underground storage tank leak occurred at the premises in a year before such releases were reportable. A thorough clean up was conducted at that time. Subsequent soil tests indicate that no contamination remains.

B. Site Information Under Other Ownership or Operation

1. Provide the following information about the previous owner or any entity or person the transferor leased the site to or otherwise contracted with for the management of the site or real property:

Previous Owners: Kramer Consolidated Freight Lines
Name..... Transcon Lines, who sold to TC Services
Previous Lessee: Transcon Lines

Type of business/or property usage ..Both the previous operators of the site used it as a motor freight terminal.

2. If the transferor has knowledge, indicate whether the following existed under prior ownerships, leaseholds granted by the transferor, other contracts for management or use of the facilities or real property:

Landfill	Yes.....	No..X.
Surface Impoundment	Yes.....	No..X.
Land Treatment	Yes.....	No..X.
Waste Pile	Yes.....	No..X.
Incinerator	Yes.....	No..X.
Storage Tank (Above Ground)	Yes.....	No..X.
Storage Tank (Underground)	Yes..X.	No.....
Container Storage Area	Yes.....	No..X.
Injection Wells	Yes.....	No..X.
Wastewater Treatment Units	Yes.....	No..X.
Septic Tanks	Yes.....	No..X.
Transfer Stations	Yes.....	No..X.
Waste Recycling Operations	Yes.....	No..X.
Waste Treatment Detoxification	Yes.....	No..X.
Other Land Disposal Area	Yes.....	No..X.

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V. Certification

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A. Based on my inquiry of those persons directly responsible for gathering the information, I certify that the information submitted is, to the best of my knowledge and belief, true and accurate.

No Stamp
.....
Signature(s)

.....TC. SERVICES.....
Transferor or Transferors (Please type)
(or on behalf of Transferor)

B. This form was delivered to me with all elements completed on
.....19.....

.....
Signature(s)

.....
Transferee or Transferees (Please type)
(or on behalf of Transferee)

C. This form was delivered to me with all elements completed on
.....19.....

.....
Signature(s)

.....
Lender

.....
Lender Representative (Please Type)

.....
Title

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V. Certification

9 0 5 1 2 1 6 6

A. Based on my inquiry of those persons directly responsible for gathering the information, I certify that the information submitted is, to the best of my knowledge and belief, true and accurate.

.....
Signature(s)

.....
...TC SERVICES.....
Transferor or Transferors (Please type)
(or on behalf of Transferor)

B. This form was delivered to me with all elements completed on

.....
October 11th..... 1990.....

.....
George W. Ready, Jr.
Signature(s)

.....
FREIGHT TERMINALS, INC.
.....
Transferee or Transferees (Please type)
(or on behalf of Transferee)

C. This form was delivered to me with all elements completed on

..... 19

.....
Signature(s)

.....
Lender

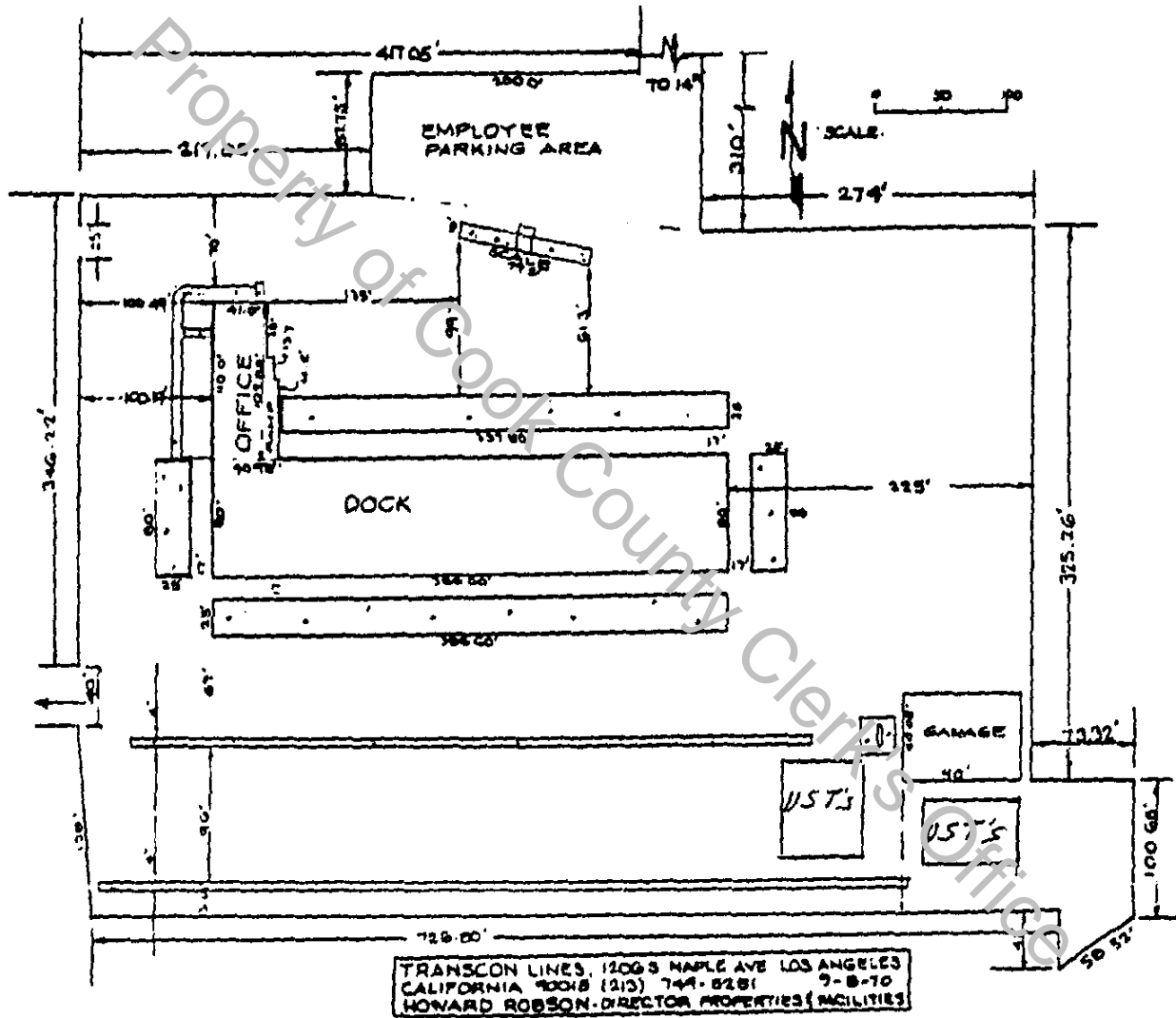
.....
Lender Representative (Please Type)

.....
Title

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PARCEL 1:

THAT PART OF LOT 1 IN OWNER'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHWESTERLY OF JOLIET ROAD, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 6726722, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE WESTERLY LINE OF JOLIET AVENUE AND THE SOUTH LINE OF 47TH STREET; THENCE WEST ALONG THE SOUTH LINE OF 47TH STREET, 801.22 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 310 FEET TO A POINT ON A LINE WHICH IF EXTENDED EAST WOULD, AT A DISTANCE OF 706.94 FEET, INTERSECT THE WESTERLY LINE OF JOLIET AVENUE; THENCE EAST ALONG THE LAST DESCRIBED LINE, 274 FEET TO A POINT; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF LOT 1, 325.03 FEET TO A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN FROM A POINT ON THE WEST LINE OF LOT 1, 250 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE WEST ALONG THE LAST DESCRIBED LINE 709.33 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF LOT 1, 215.68 FEET TO A POINT 417.75 FEET SOUTH OF THE SOUTH LINE OF 47TH STREET; THENCE EAST ALONG A LINE PARALLEL WITH 47TH STREET, 217.05 FEET TO A POINT; THENCE NORTH ALONG A LINE PARALLEL TO THE WEST LINE OF LOT 1, 287.75 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH AND 130 FEET SOUTH OF THE SOUTH LINE OF 47TH STREET; THENCE EAST ALONG THE LAST DESCRIBED LINE 200 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH AND 417.05 FEET EAST OF THE WEST LINE OF LOT 1; THENCE NORTH ALONG THE LAST DESCRIBED LINE 130 FEET TO A POINT ON THE SOUTH LINE OF 47TH STREET; THENCE EAST ALONG THE SOUTH LINE OF 47TH STREET, 24 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 1 IN OWNER'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHWESTERLY OF JOLIET ROAD, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 6726722, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50 FEET SOUTH OF THE NORTH LINE OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ON THE WEST BOUNDARY LINE OF LOT 1 THEREOF; THENCE SOUTH ALONG THE WEST LINE OF LOT 1, 217.75 FEET FOR A POINT OF BEGINNING; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF 47TH STREET, 217.05 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF LOT 1, 200 FEET; THENCE WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF 47TH STREET, 217.05 FEET TO A POINT ON THE WEST LINE OF LOT 1; THENCE NORTH ALONG THE WEST LINE OF LOT 1, 200 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

A PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 RESERVED IN THE DEED DATED MARCH 19, 1957 FROM BLUEBIRD SYSTEM, INCORPORATED, A DELAWARE CORPORATION, AS GRANTOR TO EDWARD D. KENDRICKSON, AS GRANTEE, ENTERED IN VOLUME 138313 ON PAGE 100, AS DOCUMENT 1728618 IN THE REGISTRAR'S OFFICE OF THE COUNTY OF COOK, STATE OF ILLINOIS, FOR THE BENEFIT OF SAID GRANTOR, ITS SUCCESSORS AND ASSIGNS, ITS EMPLOYEES, AGENTS, GUESTS, LICENSEES, INVITEES, OR OTHER PERSONS HAVING BUSINESS WITH IT, FOR ROADWAY PURPOSES FOR INGRESS TO AND EGRESS FROM ALL OTHER PORTIONS OF LOT 1, UPON, ALONG AND OVER THE FOLLOWING PARCEL OF LAND:

THAT PART OF LOT 1 IN OWNER'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHWESTERLY OF JOLIET ROAD, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 6726722, DESCRIBED AS FOLLOWS:

STARTING AT THE INTERSECTION OF THE WESTERLY LINE OF JOLIET AVENUE AND THE SOUTH LINE OF 47TH STREET; THENCE WEST ALONG THE SOUTH LINE OF 47TH STREET, 777.22 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 310 FEET TO A POINT ON A LINE WHICH IF EXTENDED EAST WOULD, AT A DISTANCE OF 682.94 FEET INTERSECT THE WESTERLY LINE OF JOLIET AVENUE; THENCE WEST ALONG SAID LAST DESCRIBED LINE 24 FEET; THENCE NORTH 310 FEET TO A POINT ON THE SOUTH LINE OF 47TH STREET, WHICH LATTER POINT IS 24 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF 47TH STREET, 24 FEET TO THE DESCRIBED PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOT 1 IN OWNER'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHWESTERLY OF JOLIET ROAD, SAID PART OF LOT 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID LOT 1 AT A POINT WHICH IS 250 FEET NORTH FROM THE SOUTH WEST CORNER OF SAID LOT 1 AND RUNNING THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 11, SAID PARALLEL LINE BEING IDENTICAL WITH THE NORTH LINE OF THE SOUTH 250 FEET OF SAID LOT 1, A DISTANCE OF 784 FEET TO ITS INTERSECTIONS WITH THE EAST LINE OF THE WEST 817 FEET OF SAID EAST 1/2 OF THE NORTH EAST 1/4; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 817 FEET BEING ALSO PARALLEL WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 90 FEET; THENCE WEST ALONG A LINE WHICH IS PARALLEL WITH THE NORTH LINE OF SAID SECTION, A DISTANCE OF 784 FEET TO THE WEST LINE OF SAID LOT 1 AND THENCE NORTH ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 90 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 5:

A PARCEL OF LAND DESCRIBED AS THE EAST 50 FEET OF THE WEST 784 FEET OF THAT PART OF SAID LOT 1 WHICH LIES SOUTH OF A LINE 160 FEET (AS MEASURED ON THE WEST LINE OF SAID LOT 1) NORTH FROM AND PARALLEL WITH THE SOUTH LINE AND AN EASTWARD EXTENSION OF THE SOUTH LINE OF SAID LOT 1 IN OWNER'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHWESTERLY OF JOLIET ROAD, ALL IN COOK COUNTY, ILLINOIS.

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